

\$739,900 - 180 Kinlea Link Nw, Calgary

MLS® #A2264655

\$739,900

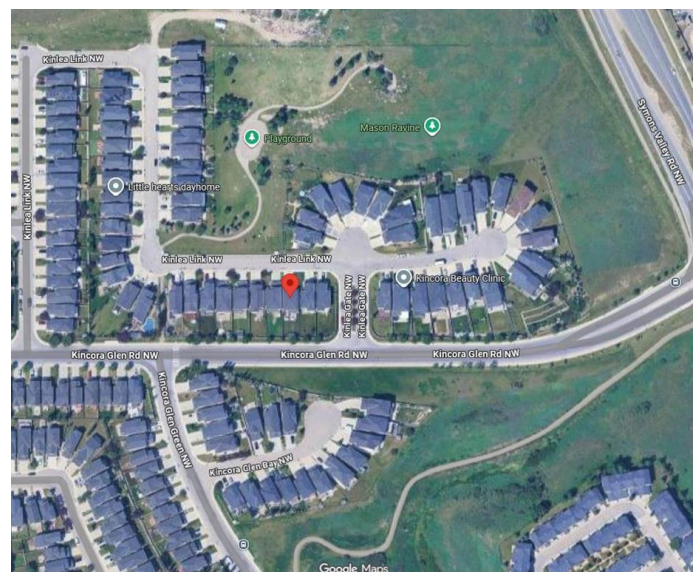
3 Bedroom, 3.00 Bathroom, 2,269 sqft
Residential on 0.11 Acres

Kincora, Calgary, Alberta

OPEN HOUSE: SUNDAY NOVEMBER 2ND
from 2:00-4:00PM – MOVE IN READY FOR
YOU TO CALL HOME. Set on a quiet street
with GREENSPACE OUT FRONT, NO
NEIGHBOURS BEHIND, and a PARK AND
PLAYGROUND just across the street, this
two-storey home hits every mark for comfort,
connection, and everyday function. With
almost 2300 sq ft in this FRONT ATTACHED
GARAGE home, you will find great value while
it checks all the boxes.

Inside, the TWO STOREY FRONT FOYER opens to a layout that gets it right from the start. The kitchen balances style and practicality with a CENTRAL ISLAND, stone counters, and a WALK-THROUGH PANTRY tucked perfectly between the mudroom and cooking space. A dedicated DINING ROOM OR FLEX SPACE beside the kitchen makes hosting effortless, while the bright rear nook turns weekend pancakes into tradition. In the living room, a GAS FIREPLACE brings warmth and a natural gathering point to the main floor. The MUDROOM is every organizer's dream—complete with a UTILITY SINK and direct access to the kitchen through that convenient pantry connection.

Upstairs, the flow continues. Three bedrooms and a BONUS ROOM shape a floorplan that actually feels livable. The primary bedroom is spacious and calm, with a spacious ENSUITE that delivers on every wish: a SOAKER TUB, DUAL-SINK VANITY, and a WALK-IN CLOSET that makes mornings manageable.



Downstairs, the unfinished basement offers endless POTENTIAL—whether that means a home gym, media room, or play zone down the road.

But the real magic happens out back. The TWO-TIERED DECK and PERGOLA create a perfect outdoor stage for relaxing or entertaining. The yard is PRIVATE, LANDSCAPED, and ready for summer gatherings, complete with an OVERSIZED SHED for all the extras.

It’s the kind of property that feels like it belongs exactly where it is—front and back both look toward green, with no sense of crowding. That balance of privacy and openness is rare, and it’s what makes this home stand out.

Located in KINCORA, one of Northwest Calgary’s most FAMILY-FRIENDLY communities, you’re surrounded by scenic pathways, parks, and every convenience nearby. Creekside and Sage Hill Shopping Centres, public transit, and Stoney Trail are all just minutes away—making errands, school runs, and commutes as easy as life should be.

Built in 2009

Essential Information

MLS® #	A2264655
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,269
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	180 Kinlea Link Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C2

Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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